



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 01463 239 494

www.alliedsurveyorsscotland.com



SERVICED OFFICES TO LET

33 Academy Street, Inverness, IV1 1JN

- ✔ All inclusive - rent, rates, electricity and gas
- ✔ City centre location
- ✔ Available from £87.50 plus VAT monthly
- ✔ From 8.8 sq m (95 sq ft) to 123.5 sq m (1,329 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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DESCRIPTION

The subjects comprise third floor offices contained within a 4 storey terraced building. The subjects are of traditional stone construction and benefit from a range of cellular accommodation which would be suitable for a range of occupiers.

The subjects benefit from a recent programme of refurbishment.

LOCATION

The subjects are located on Academy Street within the city centre of Inverness. Inverness is the commercial and administrative capital of the Highlands. The city benefits from transport links to the rest of Scotland via the main A9 & A96 trunk roads and railway, with an airport located on the outskirts of the city.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice to give the following accommodation:

Office 1 - 14.9 sq m (160 sq ft)

Office 2 - 8.8 sq m (95 sq ft)

Office 3 - 33.7 sq m (363 sq ft)

Office 4 - 24.7 sq m (266 sq ft)

Office 5 - 9.1 sq m (98 sq ft)

Office 6 - 13.3 sq m (143 sq ft)

Office 7 - 19.0 sq m (205 sq ft)

Total - 123.5 sq m (1,329 sq ft)

An indicative floor plan can be obtained at the following link:

content.metropix.com/px/16237842

RENTAL TERMS

The subjects are available to rent on inclusive terms at the following levels:

Office 1 - £1790 per annum plus VAT

Office 2 - £1050 per annum plus VAT

Office 3 - £3900 per annum plus VAT

Office 4 - £2970 per annum plus VAT

Office 5 - £1090 per annum plus VAT

Office 6 - £1590 per annum plus VAT

Office 7 - £2280 per annum plus VAT

The offices are available on the basis of a 12 month license agreement.

Prices are inclusive of rates, electricity, gas and cleaning of communal spaces. Payments will be made monthly by direct debit with 3 months upfront.

Longer terms are available by negotiation if required.

UTILITIES

Each office is supplied with mains electricity and heating via radiators. The offices also have access to telephone and broadband at the tenants expense.

EPC

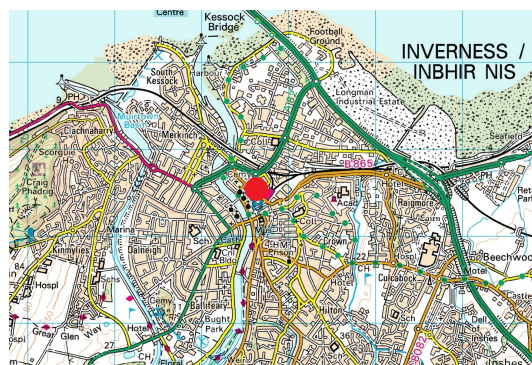
The Energy Performance Certificate is 'bbc'.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred where applicable.

ENTRY

On completion of legal formalities.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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